

CbMM FR

test PDF Combine only

Type: 78 - Store			
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	3
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:	12 - Board & Bat	40 %	
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade: C- - Average. (-)	
Year Blt: 2008	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	5 - Minumil		
Sec Int Wall:	1 - Drywall		40 %
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	1,500	Total Special Features:		Total:	1,500
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BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	8.8%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	8.8%

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.25000000
Const Adj:	0.89624113
Adj \$ / SQ:	112.030
Other Features:	5500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	201119
Depreciation:	17698
Depreciated Total:	183421

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:		HB					

REMODELING

	Exterior:
	Interior:
.8%	Additions:
%	Kitchen:
%	Baths:
%	Plumbing:
%	Electric:
%	Heating:
.8%	General:

RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	100.83	
Special Features:	0	Val/Su Net:	86.10	
Final Total:	183400	Val/Su SzAd	101.33	

SKETCH

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
6					
6					
4					
6					
0					

IMAGE

AssessPro Patriot Properties, Inc



2023

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Type: 39 - Repair Gar.			
Sty Ht:	2	- 2 Story	
(Liv) Units:	2	Total:	3
Foundation:	3	- BrickStone	
Frame:	2	- Steel	
Prime Wall:	21	- Conc. Block	
Sec Wall:	7	- Brick	30 %
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1965	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt: G12	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	5 - Minimul		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	35.0%

CALC SUMMARY

Basic \$ / SQ:	65.00
Size Adj.:	0.95748031
Const Adj.:	0.92895883
Adj \$ / SQ:	57.815
Other Features:	7500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434982
Depreciation:	152244
Depreciated Total:	282738

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0			Baths:			HB 3		

REMODELING

	Exterior:
	Interior:
	Additions:
5.0%	Kitchen:
	Baths:
0.0%	Plumbing:
	Electric:
0.0%	Heating:
5.0%	General:

RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	63.60
Special Features:	0		Val/Su Net:	37.44
Final Total:	282700		Val/Su SzAd	44.52

SKETCH

Figure 1

75

42

FFL
(3750)

50

SFL
FFL
BMT
(1200)

8

16

FFL⁶
(112)₈

14

FFL¹¹
(88)₈

44

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
47						
13	FFL	100	OFC	25	A	
78	SFL	100	OFC	100	A	
38						
50						

IMAGE



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Type: 39 - Repair Gar.			
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Roof Cover:	4	- Tar & Gravel	
Color:	BEIGE		
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Grade: C+ - Average (+)	
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Alt LUC:	Alt %:
Jurisdicdt: G12	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	5	- Minimul	
Sec Int Wall:	8	- Plyw Panel	20 %
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4	- Carpet	20 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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[illegible]

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Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	35.0%

CALC SUMMARY

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Const Adj.:	0.92895883
Adj \$ / SQ:	57.815
Other Features:	7500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434982
Depreciation:	152244
Depreciated Total:	282738

COMMENTS

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Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
	RMs: 0			BRs: 0			Baths:			HB: 3		

REMODELING

		Exterior:
		Interior:
		Additions:
5.0%		Kitchen:
		Baths:
0.0%		Plumbing:
		Electric:
0.0%		Heating:
5.0%		General:

RES BREAKDOWN

[illegible]

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SKETCH

Figure 1

75

42

8

16

FFL⁶
(112)⁸

14

FFL¹¹
(88)⁸

44

50

SFL
FFL
BMT
(1200)

24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	5,150	57.810	297,747	
BMT	Basement	1,200	17.340	20,813	
SFL	Second Floor	1,200	57.810	69,378	
Net Sketched Area:		7,550	Total:	387,938	
Size Ad	6350	Gross Area	7550	FinArea	6350

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
17						
13	FFL	100	OFC	25	A	
8	SFL	100	OFC	100	A	
8						
50						

IMAGE



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